

COMPARATIVE MARKET ANALYSIS

18 BARROW STREET, MOUNT MARTHA, VIC 3934

PREPARED BY SALLY JONES, WARLIMONT & NUTT PTY LTD



Brian Man
18 Barrow Street
Mount Martha, VIC, 3934

Dear Dino,

RE: Property Appraisal
PTY 94 Grandview Tce, Mount Martha

Thank you for your invitation to appraise your property and provide you with an Rental Opinion as to what your property may be worth in today's market.

We have based this appraisal on current market conditions, similar properties that have leased in the area, as well our extensive knowledge of the property market in the local area.

Should you have any questions relating to the information contained with this document please feel free to contact me on the details below.

Thank you again for the opportunity to appraise your property and for considering the services of our office. I look forward to working with you soon.

Kind Regards

Wendy Gillies
Property Management Consultant
Licensed Estate Agent
0419 396 328

Sally Jones
Warlimont & Nutt Pty Ltd
Phone: 0419 895 227
Office Phone: 03 59741401
Email: bdm@wnre.com.au

18 BARROW STREET, MOUNT MARTHA, VIC 3934



Owner Details

Owner Name(s): THE PROPRIETORS
Owner Address: N/A
Phone(s):

Owner Type: Owner Occupied

Property Details

Property Type: House - N/A
RPD: 225//LP23814 (8089143)

Land Use: DETACHED DWELLING (UNSPECIFIED)
Zoning: GENERAL RESIDENTIAL ZONE - SCHEDULE 1
Council: MORNINGTON PENINSULA SHIRE
Features:

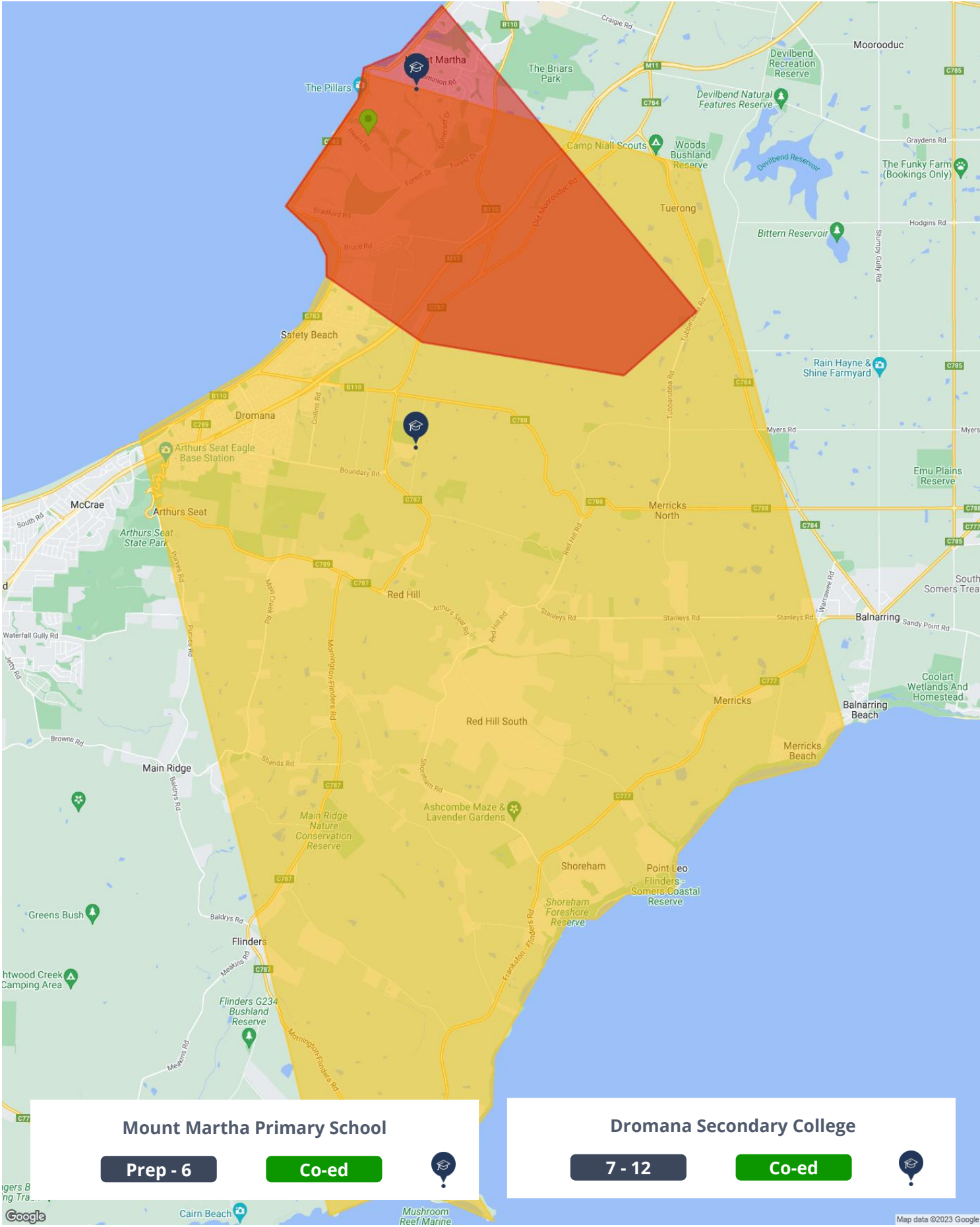
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Area: 1,101 m²
Area \$/m²: \$1,307
Water/Sewerage:
Property ID: 15883394 / VIC1441317
UBD Ref: UBD Ref: 474 J2

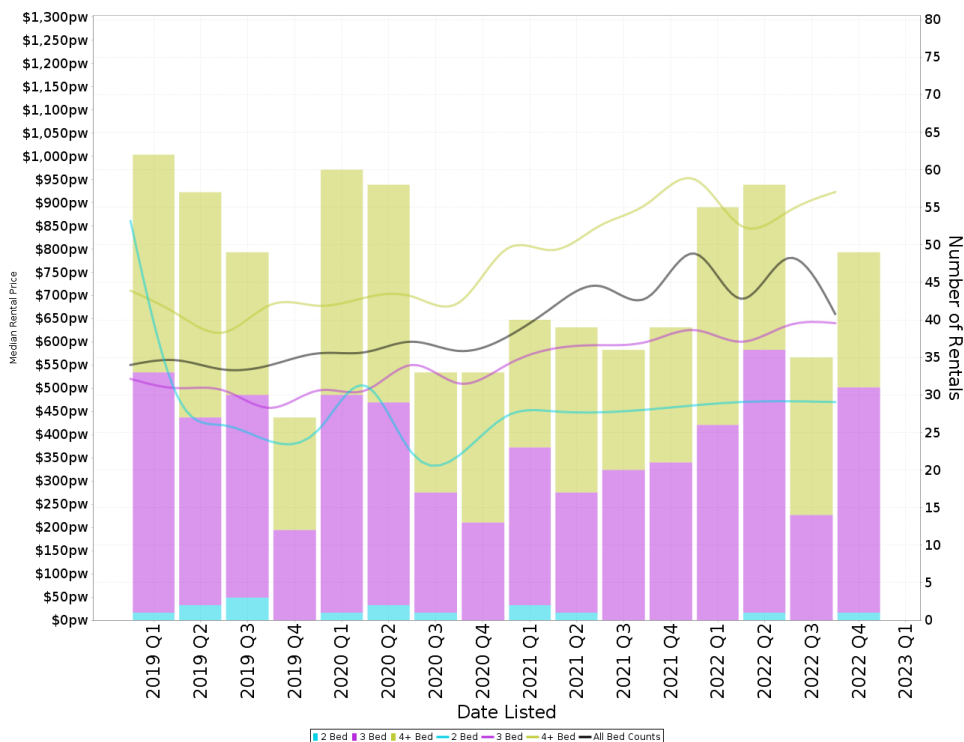
Sales History

Sale Amount:	Sale Date:	Vendor:	Area:	Sale Type:	Related:
\$ 1,435,000	01/03/2021	CARRABOTT	1,100 m ²	Normal Sale	No
\$ 93,000	01/02/1989		1,106 m ²	Normal Sale	No

School Catchment Areas



Median Weekly Rents (Houses)



Suburb Sale Price Growth

+1.2%

Current Median Price: \$1,620,000
Previous Median Price: \$1,600,000

Based on 632 registered House sales compared over the last two rolling 12 month periods.

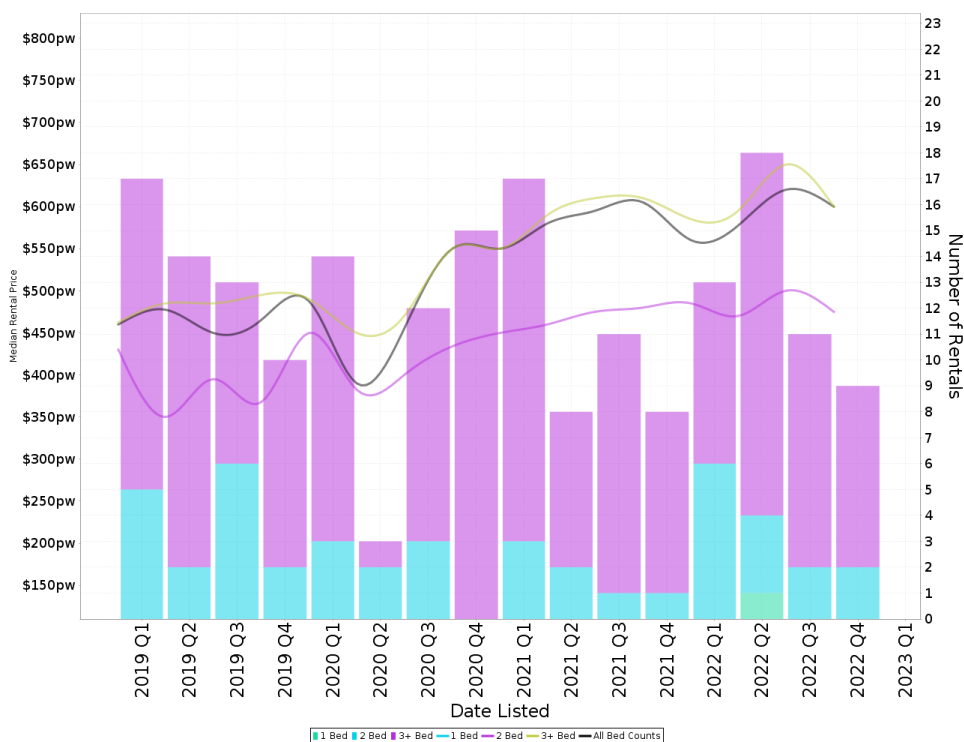
Suburb Rental Yield

+1.8%

Current Median Price: \$1,620,000
Current Median Rent: \$550

Based on 195 registered House rentals compared over the last 12 months.

Median Weekly Rents (Units)



Suburb Sale Price Growth

+4.6%

Current Median Price: \$790,000
Previous Median Price: \$755,000

Based on 145 registered Unit sales compared over the last two rolling 12 month periods.

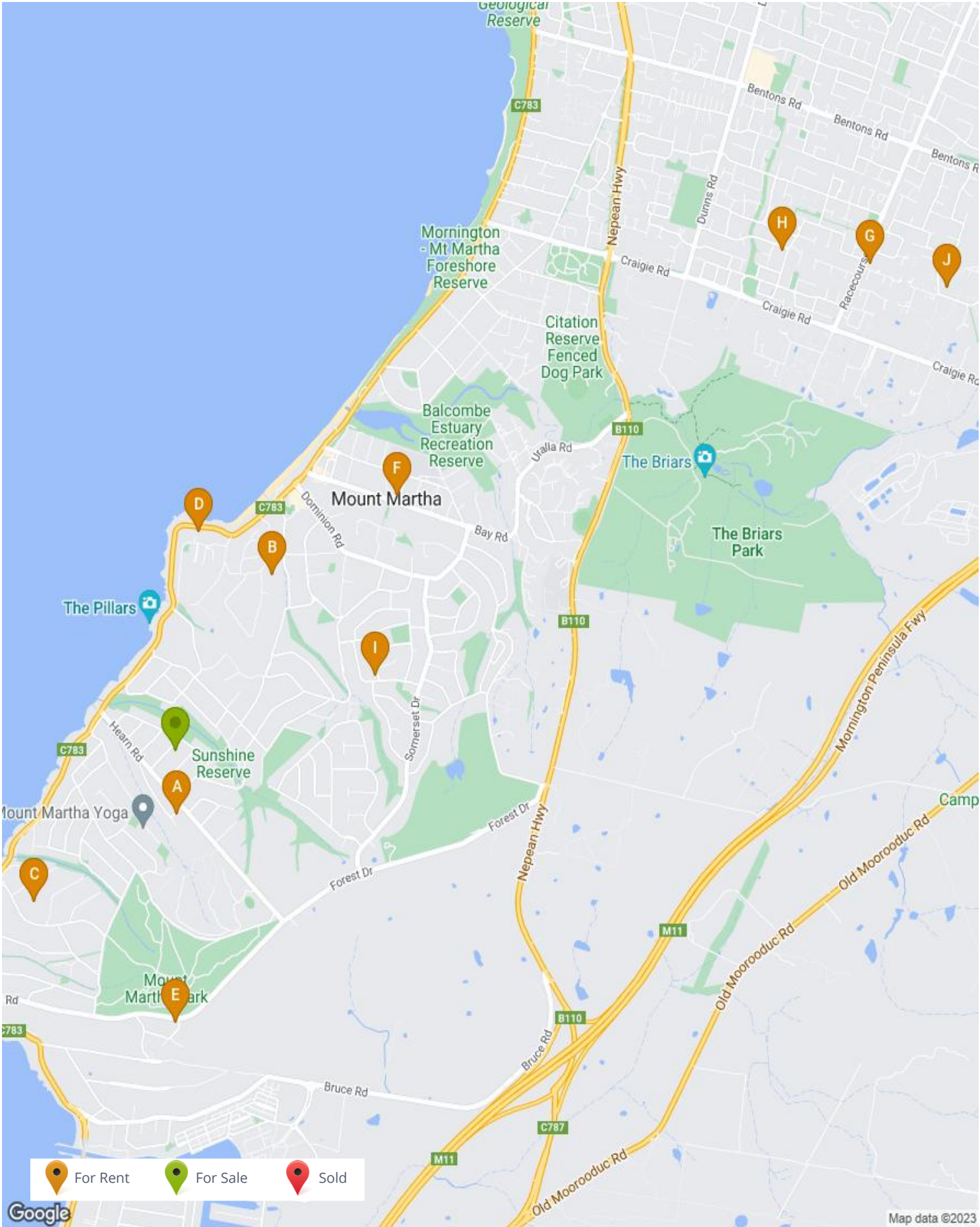
Suburb Rental Yield

+3.0%

Current Median Price: \$790,000
Current Median Rent: \$460

Based on 54 registered Unit rentals compared over the last 12 months.

Comparable Properties Map



Nearby Comparable Rental Properties

There are 10 rental properties selected within the suburb of MOUNT MARTHA. The lowest for rent price is \$600 and the highest for rent price is \$1,300 with a median rental price of \$1,150. Days listed ranges from 1 to 28 days with the average currently at 18 days for these selected properties.

3 ROBINSON ST, MOUNT MARTHA 3934

UBD Ref: Melbourne - 474 J4



4



2



3



Property Type: House
Area: 793 m²
RPD: 4//LP78589

Features:

Current Rent Price: **\$1200 per week**
First Rent Price: **\$1200 per week**
Month Listed: **January 2023**
Days on Market: **1 Day**



1 IRVINE AVE, MOUNT MARTHA 3934

UBD Ref: Melbourne - 464 M18



4



2



2



Property Type: House
Area: 2,557 m²
RPD: 1//TP369896

Features:

Current Rent Price: **\$1300 per week**
First Rent Price: **\$1300 per week**
Month Listed: **January 2023**
Days on Market: **1 Day**



6 CAROOL CRT, MOUNT MARTHA 3934

UBD Ref: Melbourne - 474 E6



4



2



2



Property Type: House
Area: 1,606 m²
RPD: 5//PS525530

Features:

Current Rent Price: **\$1300**
First Rent Price: **\$1300**
Month Listed: **December 2022**
Days on Market: **23 Days**



6 PLEASANT VIEW CRT, MOUNT MARTHA 3934

UBD Ref: Melbourne - 464 K17



4



3



2



Property Type: House
Area: 1,328 m²
RPD: 10//LP73765

Features:

Current Rent Price: **\$1200 per week**
First Rent Price: **\$1200 per week**
Month Listed: **December 2022**
Days on Market: **23 Days**



152 BRADFORD RD, MOUNT MARTHA 3934

UBD Ref: Melbourne - 474 J9



4



2



2



Property Type: House
Area: 875 m²
RPD: 13//LP15432

Features:

Current Rent Price: **\$950 per week**
First Rent Price: **\$950 per week**
Month Listed: **December 2022* (Rented)**
Days on Market: **17 Days**



55 BAY RD, MOUNT MARTHA 3934

UBD Ref: Melbourne - 464 Q16

 **4**  **2**  **2**



Property Type: House
Area: 799 m²
RPD: 8//LP12421

Current Rent Price: **\$730.00 per week**
First Rent Price: **\$730.00 per week**
Month Listed: **December 2022**
Days on Market: **26 Days**

Features:



2 WILLJOHN DR, MOUNT MARTHA 3934

UBD Ref: Melbourne - 465 M9

 **4**  **2**  **6**



Property Type: House
Area: 1,291 m² (295 m²)
RPD: 2//PS409085

Current Rent Price: **Under Application**
First Rent Price: **\$1,300**
Month Listed: **December 2022**
Days on Market: **27 Days**

Features: AIR CONDITIONED



52 VEDA AVE, MOUNT MARTHA 3934

UBD Ref: Melbourne - 465 J9

 **4**  **2**  **2**



Property Type: House
Area: 516 m²
RPD: 2//PS334488

Current Rent Price: **\$600 per week**
First Rent Price: **\$675 per week**
Month Listed: **December 2022* (Rented)**
Days on Market: **27 Days**

Features:



26 CORYULE RD, MOUNT MARTHA 3934

UBD Ref: Melbourne - 464 P20

 **4**  **2**  **2**



Property Type: House
Area: 882 m² (15 m²)
RPD: 143//LP94265

Current Rent Price: **\$640**
First Rent Price: **\$700**
Month Listed: **December 2022* (Rented)**
Days on Market: **28 Days**

Features: IMPROVEMENTS: PETS ALLOWED



28 CENTURY DR, MOUNT MARTHA 3934

UBD Ref: Melbourne - 465 P10

 **4**  **2**  **2**



Property Type: House
Area: 6,401 m²
RPD: 30//PS409086

Current Rent Price: **\$1,100 per week**
First Rent Price: **\$1,100 per week**
Month Listed: **December 2022* (Rented)**
Days on Market: **14 Days**

Features:



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Appraisal Price

This market analysis has been prepared on 11/01/2023 and all information given has been based on a current market analysis for the property listed above. Based on this, we believe this property to be estimated in the following range:

\$980pw to \$1,080pw

Yield Estimate: 3.6% to 3.9%

Contact your agent for further information:

Agent Name: Sally Jones
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Email: bdm@wnre.com.au